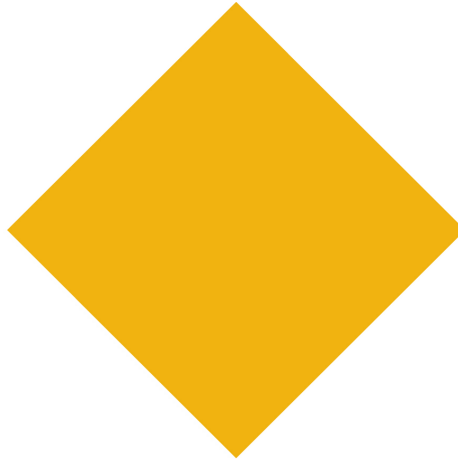




Concept Hillside Narrative

Address: 7941 North 55th Street
Paradise Valley, AZ 85253
Parcel: 169-06-076B
Zoning: R-43 [Hillside]

A new single-family residence is proposed on an undisturbed 1.01 acre lot in the El Dorado Estates subdivision.

The house "three" level consists of two living levels and a buried [fully below natural grade] garage and entry. The proposed residence will be approximately 7,335 sf of livable space with a 1,440 sf garage, patio, pool & spa.

The steep natural topography of the site of over 40% and the existing cut slope from the road construction [$\pm 65\%$ to $\pm 45\%$] creates a hardship that will require multiple variances:

- disturbed area
- three stories
- overall building height
- 24 feet from restored grade
- cut height
- retaining wall heights
- solar panels

This unique site along with the existing site conditions/hardships create a very hard challenge of getting a car onto the site. We explored every option of car access, but all options created nonconformities that would require multiple variances. The option present is the only design that meets the intent of the hillside ordinance to minimize the impact to the site and to minimize the visual impact from the valley floor and adjacent slopes.

We are currently working with staff members to reduce the variance requests and to explore other options to ensure that we are asking for the minimal amount necessary.

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The current building design is a linear bar parallel with the topography, pushed as close to the front property line [down hill] as possible to allow for car access and to lower the visual appearance of the house from off site. From the majority of perspectives, the building will read as a single level, only if you stand on the street in front of the driveway will the three-story portion of the house will be visible and only for less than 50% of the façade. The rest will be the allowed two stories. The only people that will experience the three-story portion of the building will be property owners and the one house further up the street. From all other views offsite the three-story aspect will not be visible.

Stacking the garage under the two-story living bar allow for easy vertical circulation and reduces the disturbance to the site.

The minimal outdoor spaces will be located at the back of the house, keeping them away from the harsh west sun condition and to further reduce the visual impact off site.

The current design makes it so most of the nonconformities required, such as retaining walls will not be visible from off site. All other options studied created far more visible nonconformance's.

The building will utilize metal siding, EFIS, stone, exposed aggregate concrete and steel. All materials will meet the hillside LRV requirements.

We are proposing a sloped roof, to stay under the 24 feet max height, that will receive a spray foam roof with aggregate. We are also proposing a solar array on the roof. Even though the roof is sloped the solar panels will not be visible off site due to the building location.

The landscaping on the site will primarily consist of revegetation back up to the house to make it look like the house is integrated and growing out of the mountain. There will be locations of defined desert landscaping at locations that will allow for it.

The required onsite retention will be addressed with detention tanks located under the driveway and auto court.

All exterior lighting will be addressed in the final submittal however the lighting strategy will be minimal down facing and shielded lights that will provide lighting at the key exterior spaces. The lighting will be located and directed to prevent undue lighting of the exterior façade.

Even though the proposed design does not conform the wording of the hillside ordinance we feel that it meets the intent of the hillside ordinance. Our goal for having the conceptual hillside review before the variance hearing is to get feedback from the committee, and hopefully support, that what we are proposing meets the intent of the hillside ordinance. We will be happy answer any questions you may have.